



GUILDCREST ESTATES



Norwood Valley Road, Margate CT9 4LF



4



3



3



GUILDCREST ESTATES

Valley Road, Margate CT9 4LF

Offers in excess of £700,000

Located in the charming semi-rural area of Valley Road, Margate, this stunning modern detached family home offers an impressive 2,550 square feet of living space. With four spacious double bedrooms, this property is perfect for families seeking comfort and style. The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining, alongside three bathrooms and a convenient downstairs WC.

One of the standout features of this property is the beautiful gardens that wrap around the house, offering breathtaking views over the surrounding farmland. This serene outdoor space is ideal for enjoying the tranquillity of nature while still being close to local amenities.







GUILDCREST ESTATES

Key Features

- 1 owner since new!!!!
- Set in beautiful semi rural location
- 4 bedrooms, 3 reception rooms, 3 bathrooms
- Double garage and driveway with ample parking
- Lovely gardens that wrap around the house
- Located close to westwood cross shopping center
- Views over farmland
- EPC rating D

Important Information

Freehold
House - Detached
2550.00 sq ft
Council Tax Band G
EPC Rating D

£700,000

Floorplan 1

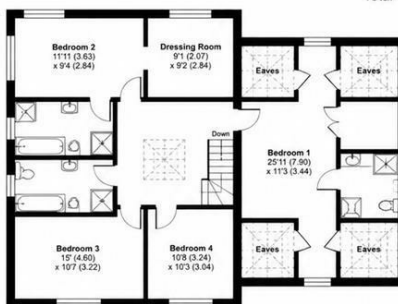


Norwood, Valley Road, Margate, CT9

Approximate Area = 2550 sq ft / 236.9 sq m
Limited Use Area(s) = 193 sq ft / 17.9 sq m
Garage = 354 sq ft / 32.8 sq m
Total = 3097 sq ft / 287.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Joe Jezzard EXP. REF: 1463601



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Perry Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.